

Property Location: 15 LESTER ST

Account #1587

MAP ID: 25/ 162/ 31/ /

Bldg Name:

State Use: 101

Vision ID: 1552

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/06/2018 14:58

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION																										
ROWLEY MICHAEL P ROWLEY CYNTHIA E 15 LESTER ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																				
											RESIDENTL.		101						110,100		110,100																				
													RES LAND						101		84,200		84,200																		
													RESIDENTL.						101		4,200		4,200																		
SUPPLEMENTAL DATA											Total				198,500		198,500																								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																										
															Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value										
															2018		101		101,800		2017		101		102,300		2016		101		101,200										
															2018		101		84,200		2017		101		82,200		2016		101		79,800										
															2018		101		3,700		2017		101		3,700		2016		101		3,700										
Total:											189,700		Total:		188,200		Total:		184,700																						
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																												
Year		Type		Description		Amount		Code		Description		Number									Amount		Comm. Int.																		
Total:																																									
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY																												
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																													
0001/A									101			MA																													
NOTES																																									
													Appraised Bldg. Value (Card)								110,100																				
													Appraised XF (B) Value (Bldg)								0																				
													Appraised OB (L) Value (Bldg)								4,200																				
													Appraised Land Value (Bldg)								84,200																				
													Special Land Value								0																				
													Total Appraised Parcel Value								198,500																				
													Valuation Method:								C																				
													Adjustment:								0																				
													Net Total Appraised Parcel Value								198,500																				
BUILDING PERMIT RECORD													VISIT/CHANGE HISTORY																												
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result													
201801255		04/13/2018		25		WINDOWS		1,805				100				1 REPLACEMENT		03/22/2018						333		2		MEASURED													
201700898		04/03/2017		25		WINDOWS		2,550		03/22/2018		100		03/22/2018				02/23/2010						316		14		INSPECTED													
204		07/23/2004		1		PORCH		17,000				0				SUNROOM		12/30/2005						311		15		PERMIT VISIT													
334		12/04/2000		4		ADDITION		1,000				0				REC ROOM		12/28/2004						311		2		MEASURED													
119		06/14/1999		11		POOL		200				0						01/18/2001						247		3		MEAS+INSPCTD													
68		04/01/1989		MN		Manual Note		250				0				SHED																									
LAND LINE VALUATION SECTION																																									
B #		Use Code		Use Description		Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value			
1		101		ONE FAM		RC								15,173 SF		5.55		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		5.55		84,200	
Total Card Land Units:													0.35		AC		Parcel Total Land Area:										0.35 AC		Total Land Value:										84,200		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	266		
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		106.30	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		193,148	
Heat Type	1		FORCED H/A	AYB		1946	
AC Type	01		NONE	EYB		1975	
Bedrooms	3			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		57	
Basement Floor				Apprais Val		110,100	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	288	28.18	1963	F		FR	50	3,700
19	PATIO			L	150	5.75	2000	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	888		21.31	18,921	
FFL	1ST FLOOR	1,188	1,188		106.30	126,285	
HST	HALF STORY	444	888		53.15	47,197	
OPF	OPEN PORCH	0	72		10.33	744	
Ttl. Gross Liv/Lease Area:		1,632	3,036	1,817		193,148	

